

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 NE/Corner Reisterstown Road and
 Rosewood Lane * DEPUTY ZONING COMMISSIONER
 (10301 Reisterstown Road)
 4th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District * Case No. 97-313-SPHA
 Garrison Forest Assoc. Ltd. Part., Legal Owners;
 Shell Oil Company, Contract Purchaser/Lessee - Petitioners
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for the property known as 10301 Reisterstown Road, located in the vicinity of Owings Mills Boulevard in Owings Mills. The Petitions were filed by the owners of the property, Garrison Forest Associated Limited Partnership, by Solomon A. Spetner, President, and the Contract Purchaser/Lessee, Shell Oil Company, by D.J. DeMumbrum, through their attorney, J. Neil Lanzi, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 94-187-X to reflect the proposed improvement of the subject property with a roll-over car wash, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 405.4(a)(3)(d) and 419.3(B) to permit 9 parking spaces in lieu of the required 22 spaces; and from Section 405.4(a)(2)(b) to permit a minimum width landscape transition areas of 6.75 feet and 3.52 feet along Reisterstown Road and Rosewood Lane, respectively, in lieu of the minimum required 10 feet for each; and minimum width landscape transition areas of 5 feet and 3.42 feet along the rear yard and side yard, respectively, in lieu of the minimum required 6 feet each, for a proposed car wash. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

RECEIVED FOR FILING
 3/17/99
 Date
 By

1000-1111

Appearing at the hearing on behalf of the Petitions were Michael Scrivener, Nichol N. Powell, Rachel Cox, Jerry Dever, and Konigh Maliska, all representatives of Shell Oil Company, Contract Purchaser/Lessee of the subject property, Richard Beall, Architect, Mickey Cornelius, Traffic Engineering expert, and J. Neil Ianzi, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 10.63 acres, more or less, zoned B.L.-C.N.S., and is improved with a combination Shell gasoline service station and convenience store, which have existed on the property since the 1970s. The Petitioners are desirous of renovating the subject site and adding a roll-over car wash facility in accordance with Petitioner's Exhibit 1. Proposed improvements include new and additional landscaping, a new canopy, and upgrades to the existing food store and facade of the service station. However, in order to proceed as proposed, a special hearing to amend the previously approved site plan to reflect the proposed improvements is necessary. In addition, the requested variance relief is necessary in order to bring the property into compliance with current zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance should be granted.

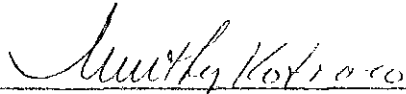
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of March, 1997 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 94-187-X to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 405.4(a)(3)(d) and 419.3(B) to permit 9 parking spaces in lieu of the required 22 spaces; and from Section 405.4(a)(2)(b) to permit a minimum width landscape transition areas of 6.75 feet and 3.52 feet along Reisterstown Road and Rosewood Lane, respectively, in lieu of the

ORDER ACCEPTED FOR FILING
Date 3/17/97
By [Signature]

minimum required 10 feet for each; and minimum width landscape transition areas of 5 feet and 3.42 feet along the rear yard and side yard, respectively, in lieu of the minimum required 6 feet each, for a proposed roll-over car wash, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 17, 1997

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
NE/Corner Reisterstown Road and Rosewood Lane
(10301 Reisterstown Road)
4th Election District - 3rd Councilmanic District
Garrison Forest Assoc. Ltd. Part., Legal Owners; and,
Shell Oil Company, Contract Purchaser/Lessee - Petitioners
Case No. 97-313-SPHA

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Solomon A. Spetner, President, Garrison Forest Assoc. Ltd. Part.,
1777 Reisterstown Rd, Commerce Centre East, Ste 355, Balto., Md. 21208

Mr. D. J. DeMumbrum, Shell Oil Company
11921 Freedom Drive, Suite 900, Reston, Va. 22090

People's Counsel

File

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10301 Reistertown Road

which is presently zoned BL-AS

97-313-SPHA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment of the previously approved plan in Case #94-187X, to include a roll-over car wash on service station site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Shell Oil Company

(Type or Print Name)

* [Signature] DeMumbrum

Signature

11921 Freedom Drive, Ste 900

Address

Reston, VA 22090

City

State

Zipcode

Attorney for Petitioner:

J. Neil Lanzi

(Type or Print Name)

[Signature]

Signature

300 Allegheny Avenue, 410-337-9039

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

Legal Owner(s):

Garrison Forest Limited Partnership

(Type or Print Name)

Signature

[Signature]
Solomon A. Spetner PRES.

(Type or Print Name)

Signature

1777 Reistertown Road

Commerce Centre East, Ste 355

Address

Phone No.

Baltimore MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 1-28-97

313



MICROFILMED



ORDER RECEIVED FOR FILING
Date 3/17/97
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

10301 Reistertown Road

which is presently zoned BL-AS

97-313-SPAA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Shell Oil Company

(Type or Print Name)

* J. DeMumbrum

Signature

11921 Freedom Drive, Ste. 900

Address

Reston, VA 22090

City

State

Zipcode

Attorney for Petitioner:

J. Neil Lanzi

(Type or Print Name)

Signature

300 Allegheny Avenue 410-337-9039

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Garrison Forest Limited Partnership

(Type or Print Name)

Signature

Salomon A. Spetler, Pres.

Signature

1777 Reistertown Road

Commerce Centre East Ste. 355

Address

Phone No.

Baltimore MD 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: Jim

DATE 1-28-92

313

ORDER RECEIVED FOR FILING

Date 3/17/92

By [Signature]

PETITION FOR VARIANCE

97-313-SPHA

Petitioner, Shell Oil Company, for the property known as 10301 Reistertown Road, hereby petitions the Zoning Commissioner for the following variances from the BCZR:

1. Variance from Sections 405.4(A)(3)(d) and 419.3(B) to allow nine parking spaces in lieu of the 22 spaces required.
2. Variance from Section 405.4(A)(2)(b) to allow a minimum 6.75 foot wide landscape transition area for a fuel service station along the public right of way (Reistertown Road) in lieu of the permitted 10 feet.
3. Variance from Section 405.4(A)(2)(b) to allow a minimum 3.52 foot wide landscape transition area for a fuel service station along the public right of way (Rosewood Lane) in lieu of the permitted 10 feet.
4. Variance from Section 405.4(A)(2)(b) to allow a minimum 5 foot wide landscape transition area along the rear yard and a minimum 3.42 foot wide landscape transition area along the side yard in lieu of the required 6 feet.

The Zoning Commissioner has the power to grant variances in cases where strict compliance with the BCZR would result in practical difficulty or unreasonable hardship to Petitioner. Petitioner further states the granting of the variances requested will provide substantial justice to the Petitioner and will allow for the observance of the spirit of the BCZR while maintaining the security of the public safety and welfare.

shelreil.var

ORDER RECEIVED FOR FILING

Date

By

2 313

RICHARD L. BEALL, INC., A.I.A.

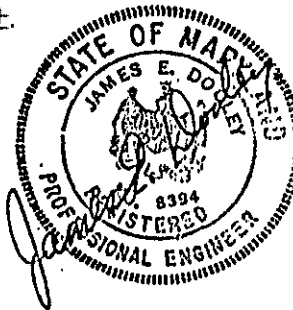
ARCHITECT AND PLANNER

**ZONING DESCRIPTION
SHELL OIL SERVICE STATION AT
GARRISON FOREST PLAZA
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

97-313
SPHA

BEGINNING FOR THE SAME at a point on the north side of Reisterstown Road at the intersection of Reisterstown Road and Rosewood Lane; thence running and binding with the northernmost side of Reisterstown Road North 47 29' 45" West 526.66 feet; thence leaving said Right-of-Way line North 41 55' 44" East 180.84 feet; thence North 47 53' 15" West 305.87 feet; thence South 42 06' 45" West 187.20 feet to a point on the north side of Reisterstown Road; thence running and binding with the northernmost side of Reisterstown Road North 47 53' 15" West 143.52 feet; thence leaving said Right-of-Way line North 32 08' 05" East 7.11 feet; thence North 47 53' 15" West 23.35 feet; thence north to a point on the north side of Rosewood Lane; thence running and binding with the northernmost side of Rosewood Lane South 41 55' 44" West 482.93 feet; thence leaving said Right-of-Way line south 87 12' 50" West 14.07 feet to the place of beginning.

Containing in all 462, 777 SF or 10.63 Ac. \pm .



313

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/13, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1997.

THE JEFFERSONIAN,

A. H. Enick
LEGAL AD. - TOWSON

NOTICE OF RESOLUTION

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, do hereby certify that the following resolution was adopted at a public hearing held at Towson, Maryland on the 13th day of February, 1997, and is hereby identified herein as follows:

Case #97-313-SPH.
(Item 313)*
10301 Reddystone Road
McClintock Intersection
Reddystone Road
and Rosewood Lane
and Redstone District
4th Election District
3rd Councilmanic
Legal Owners: Association
Garrison Forest
Limited Partnership
Contract Purchaser:
Spartan Oil Company

Special Hearing: to approve an amendment of the previously approved plan in case, only approved plan in case, #94-184-X to include a lot over 121 west on service site over site variance to allow 9 parking spaces in lieu of the 22 spaces required to allow a 22 spaces in 22 lot. The lot is located in the 4th election district, 3rd Councilmanic, Garrison Forest Limited Partnership, Contract Purchaser: Spartan Oil Company.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for Handicapped Accommodations
Special: Call 867-3333
Please Call 867-3391 for the File and/or Hearing.
Please Call 867-3391



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 313 Petitioner: Shell Oil Company

Location: 10301 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. Neil Lanzi

ADDRESS: 300 Allegheny Avenue

Towson MD 21204

PHONE NUMBER: 337-9039

MICROFILMED



ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

313 No. 032309

DATE 1-28-97 ACCOUNT 8001-6150

RECEIVED Salomon Special AMOUNT \$ 500.00
FROM: 10381 BOSTON

FOR: VAR. (020) VAR. (020)
UNRECEIVED

DEPOSIT NO. 00000000000000000000
BA 001171AMP1-02-97

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER Jen

CERTIFICATE OF POSTING

RE: Case No.: 97-313 SPHA

Petitioner/Developer: Steel Oil
Lange

Date of Hearing/Closing: MAR. 10, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

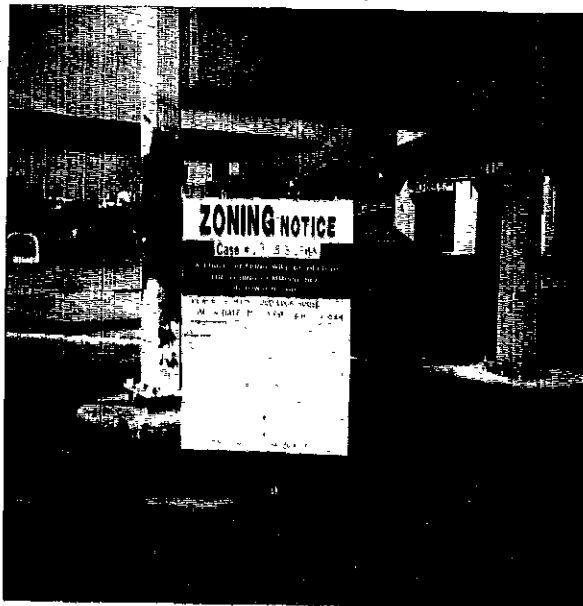
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

10301 Reisterstown Rd & Rosewood Lane

The sign(s) were posted on February 21, 1997
(Month, Day, Year)



Sincerely,

Sue W. McKenzie
(Signature of Sign Poster and Date)

Sue W. McKenzie
(Printed Name)

6 Topwood Ct.
(Address)

Baltimore, MD
(City, State, Zip Code)

(410) 668-8576
(Telephone Number)

Case No. 97-313-SPHA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-313-SP.HRC, A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: _____

1. Variance from Sections 405.4(A)(3)(d) and 419.3(B) to allow nine parking spaces in lieu of the 22 spaces required.

2. Variance from Section 405.4(A)(2)(b) to allow a minimum 6.75 foot wide landscape transition area for a fuel service station along the public right of way (Reistertown Road) in lieu of the permitted 10 feet.

3. Variance from Section 405.4(A)(2)(b) to allow a minimum 3.52 foot wide landscape transition area for a fuel service station along the public right of way (Rosewood Lane) in lieu of the permitted 10 feet.

4. Variance from Section 405.4(A)(2)(b) to allow a minimum 5 foot wide landscape transition area along the rear yard and a minimum 3.42 foot wide landscape transition area along the side yard in lieu of the required 6 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-313 SPHRG-1A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO AMEND THE PREVIOUSLY APPROVED PLAN IN
CASE 94-187X TO INCLUDE A ROLLER-OVER CAR
WASH ON SERVICE STATION SITE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
2/13/97 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi, Esq.
300 Allegheny Avenue
Towson, MD 21204
337-9039

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-313-SPHA (Item 313)
10301 Reisterstown Road
NC of intersection Reisterstown Road and Rosewood Lane
4th Election District - 3rd Councilmanic
Legal Owner(s): Garrison Forest Association Limited Partnership
Contract Purchaser(s): Shell Oil Company

Special Hearing to approve an amendment of the previously approved plan in case #94-187-X to include a roll-over car wash on service station site.

Variance to allow 9 parking spaces in lieu of the 22 spaces required; to allow a minimum 6.75 foot wide landscape transition area for a fuel service station along the public right-of-way (Reisterstown Road) in lieu of the permitted 10 feet; to allow a minimum 3.52 foot wide landscape transition area for a fuel service station along the public right of way (Rosewood Lane) in lieu of the permitted 10 feet; and to allow a minimum 5 foot wide landscape transition area along the rear yard and a minimum 3.42 foot wide landscape transition area along the side yard in lieu of the required 6 feet.

HEARING: MONDAY, MARCH 10, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-313-SPHA (Item 313)
10301 Reisterstown Road
NC of intersection Reisterstown Road and Rosewood Lane
4th Election District - 3rd Councilmanic
Legal Owner(s): Garrison Forest Association Limited Partnership
Contract Purchaser(s): Shell Oil Company

Special Hearing to approve an amendment of the previously approved plan in case #94-187-X to include a roll-over car wash on service station site.

Variance to allow 9 parking spaces in lieu of the 22 spaces required; to allow a minimum 6.75 foot wide landscape transition area for a fuel service station along the public right-of-way (Reisterstown Road) in lieu of the permitted 10 feet; to allow a minimum 3.52 foot wide landscape transition area for a fuel service station along the public right of way (Rosewood Lane) in lieu of the permitted 10 feet; and to allow a minimum 5 foot wide landscape transition area along the rear yard and a minimum 3.42 foot wide landscape transition area along the side yard in lieu of the required 6 feet.

HEARING: MONDAY, MARCH 10, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Shell Oil Company
J. Neil Lanzl, Esq.
Garrison Forest Assoc. Ltd. Part.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 23, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/14/97

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF FEB. 10, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 311, 312,
313, 314, 315, 317 AND 318

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 14, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 311 and 313

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Feb 11, 97

FROM: R. Bruce Seeley *RBS/RS*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 10, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

313

314

317

318

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 18, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 18, 1997
 Item No. 313

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The developer should be presented the attached marked-up landscape plan.

ZONE49B

PETITION PROBLEMS

#311 --- JCM

1. Wording on the sign form is incorrect.

#312 --- RT

1. Notary section is incomplete.

#313 --- JCM

1. Wording on the sign form is incorrect.
2. Need title of person signing for contract purchaser.
3. Name of person signing for legal owner is illegible.
4. Need telephone number for legal owner.

#316 --- JRA

1. Need authorization for attorney to sign for legal owners.

#317 --- JLL

1. No review information on bottom of petition form.
2. No zoning indicated on folder.

#318 --- JCM

1. No zoning indicated on petition form.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
10301 Reisterstown Road, NC of intersectn	*	ZONING COMMISSIONER
Reisterstown Road and Rosewood Lane		
4th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner: Garrison Forest Assoc. L.P.	*	CASE NO. 97-313-SPHA
Contract Purchaser: Shell Oil Company		
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

M. Leo Storch MANAGEMENT CORPORATION

Commercentre East • Suite 355
1777 Reisterstown Road • Baltimore, Maryland 21208
410-486-0800 • Fax 410-486-0801

97-313-SPHA

January 27, 1997

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Suite 112, Courthouse
400 Washington Avenue
Towson, MD 21204

**Re: Shell Oil Company Petition for Special Hearing
and Petition for Variance, 10301 Reisterstown Road**

Dear Commissioner Schmidt:

Garrison Forest Associates Limited Partnership is the owner of the Garrison Forest Shopping Center which includes the above referenced Shell Oil Company service station. It is our understanding that Shell Oil Company has filed a Petition for Special Hearing to amend the previous plan in Case No. 94-187X and has also filed a Variance Petition containing four Variance requests.

We have reviewed the Site Plan filed in this case and have discussed the proposed improvements with representatives of Shell Oil Company. As the landlord of this property, it is our opinion that the proposed roll-over carwash, building improvements and new landscaping will not only enhance the service station site but will also improve the shopping center. Accordingly, by this letter we are expressing our full support of the zoning requests filed by Shell Oil Company. This service station has existed since the early 1970's and the upgrading of this site is consistent with our overall improvement plans for the entire shopping center.

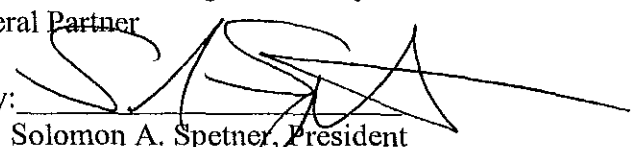
Thank you for your consideration.

Very truly yours,

GARRISON FOREST ASSOCIATES
LIMITED PARTNERSHIP

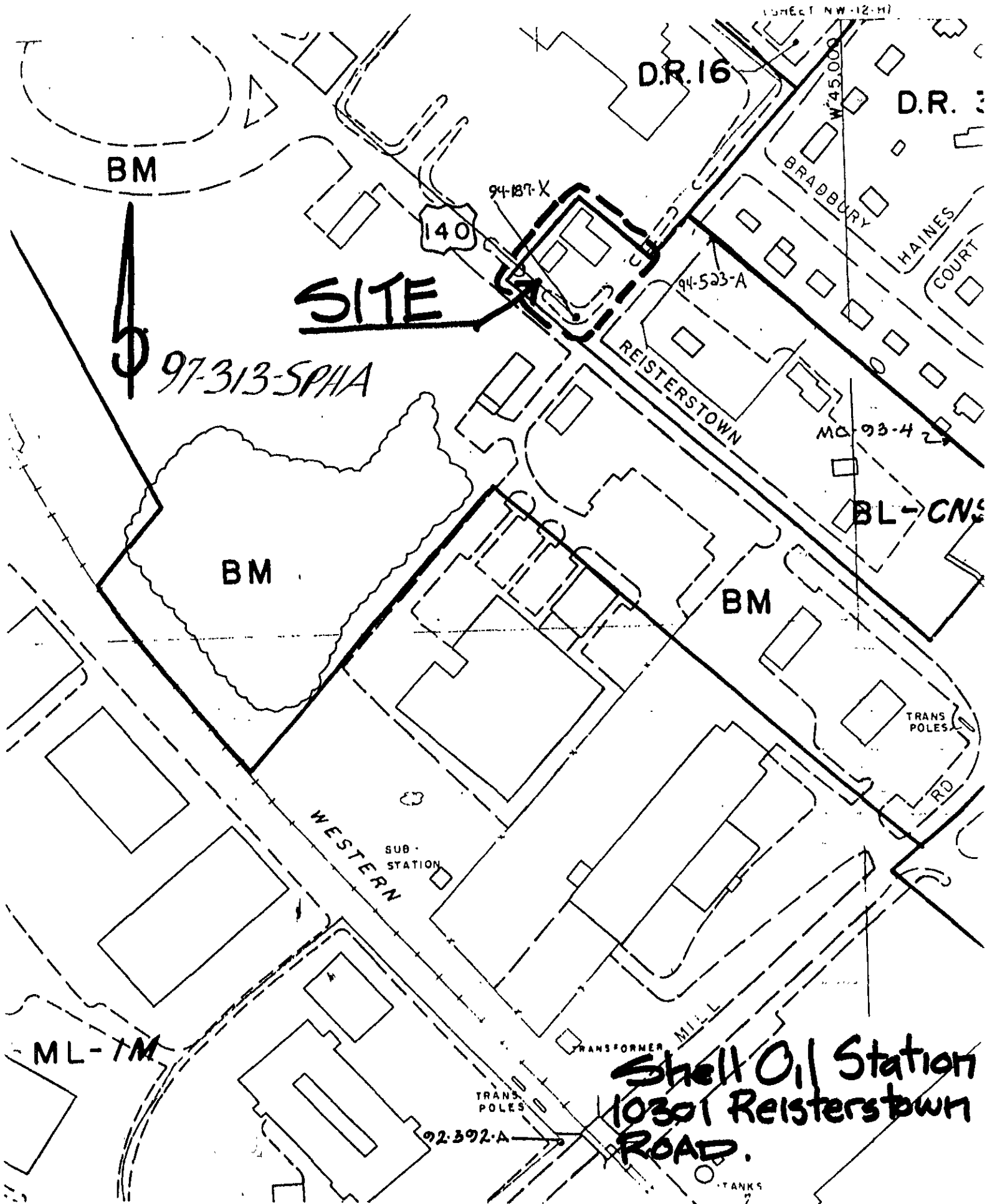
By: G.F. Associates Limited Partnership,
General Partner

By: M. Leo Storch Management Corporation
General Partner

By: 
Solomon A. Spetner, President

313
MICROFILMED

313



M. Leo Storch MANAGEMENT CORPORATION

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RECEIVED
JAN 30 1997
3

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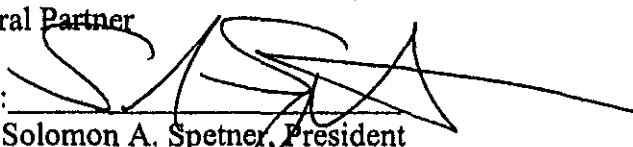
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LIMITED PARTNERSHIP

By: G.F. Associates Limited Partnership,
General Partner

By: M. Leo Storch Management Corporation
General Partner

By: 
Solomon A. Spetner, President

MICROFILMED

Survey - 10301 Reistertown Road

4

Let it be known that Shell Oil Company is a tenant in the Garrison Forest Plaza Shopping Center property known as 10301 Reistertown Road. Shell Oil Company has submitted zoning petitions with Baltimore County for the improvement of this property. The petitions request approval of plans which show a new roll-over car wash, new landscaping, and the recladding of the existing service station building and canopy. Additionally, approximately 917 square feet of the existing building will be utilized for the sale of mini-mart food store items. Variances have been requested to allow limited landscape areas on the site along Rosewood Lane, Reisterstown Road and the interior side and rear of the property. A variance has also been requested to allow 9 parking spaces in lieu of the permitted 22 spaces. There will be no expansion of the existing service station property.

I have read the above statements and am in favor of the zoning requests and the proposed improvements.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Gary Houb	624 Bord Ave Balt MD 21136	3/4/97
2.	Ri Yungji	1211 Valley Country Ct - 21208	3/4/97
3.	Lee Murray	319 Balltown Rd	3/5/97
4.	Leann Duplett	11914 TARRAGON Rd	3/5/97
5.	R. Shane Larkord	2814 Harview Ave.	3/5/97
6.	Ra Collins	6859 Queenstown Road	3/5/97
7.	Toni Crews	4804 Truesdale Ave	3-6-97
8.	William	3904 Thornybrooke Ln	3/6/97
9.	Justin Hughes	2 Shady Grove 21117	3/6/97
10.	Sarah Shasberg	9727 Reisterstown Rd 21117	3-6-97
11.	Chris Freeman	12C DEER LODGE	3-6-97
12.	William R. Brown	102 - WARWICKSHIRE 40	3-6-97
13.	Paul	3431 Gwynnbrook	3-6-97
14.	Barbara Kowalewski	1 B Phlox Circle	3-7-96
15.	JOAN C. MARK	1 PHLOX CIRCLE	3-7-96
16.	Carl A. Poley	3742 Greenway Ln	3/7/97
17.	Wm. Morrison	3622 Dahlia Ln Bath Md	3-7-97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Jeff Karlin	8208 Pumpkin Seed Ct	2/27/97
2.	Adrian		
3.	John		
4.	James P. Pickett	28 Starin Ct	2/27/97
5.	John		2/27/97
6.	W. Elank		2/28/97
7.	Kileen Roth		2/28/97
8.	Yule J. Jr	8005 Scottsboro	2/28/97
9.	Julie Zink	8609 Windsor Mill	2/28/97
10.	Venot Zink	12700 Glenview Dr	2/28/97
11.	Chuck Quirk		2/28/97
12.	Christina Kenney	Lynns Mill Rd	2/28/97
13.	Billy Roberts	Dutton	2/28/97
14.	Alfred Cowder	415 N. Bond Rd 21229	3/3/97
15.	C. Martin	610 Glynnock Place	3/3/97
16.	Leroy Knuch	7020 Cypress Mills 21228	3-4-97
17.	Steven M. Combs	2238 Bollinger Mill Rd Finksburg md 21048	3/4/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Clifford Pfeiffer	336 Royer Rd Westminster, MD 21158	Feb 26, 1997
2.	Dawn Barnes	1144 Kelfield Drive, Relay MD 21227	Feb 26, 1997
3.	Mary K. Carey	1740 Shickler Rd, Balt MD 21222	2-26-97
4.	Shawn Cawnee	2924 E. Balt. St. Balt. MD 21224	2-26-97
5.	Leema Long	125 Sierra Cir. O.H. MD 21114	2-26-97
6.	E. Unkart	13 S. Ritters Ln 21117	2/26/97
7.	N. Elbro	10127 Reisterstown 21117	2/26/97
8.	M. Moore	4 D Bitterroot Ct 21117	2/26/97
9.	J. Kelly	2411 N. Edgewood 21229	2-26-97
10.	J. Kray	1059 1629 E 25 th St Balt M.D	
11.	R. Wall	204 Mid Pine CT APT 10 Owings Mills	2/21/97
12.	D. Parker	3106 Bancroft Rd "A" Balt. Md 21215	
13.	D. Dine	16086 Ashby Sq Edgewood 21040	2-27-97
14.	Bill Booley		
15.	Bill Booley	14751 Thornton Mill Rd 21192	
16.	Michelle Kremen	12300 Bonjune Dr. 21136	Feb. 27, 1997
17.	Jim Sewle	416 Lees Mill Rd 21074	2/27/97

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<u>Name</u>	<u>Address</u>	<u>Date</u>
1. THEODORE PAULSEN JR	17 MORROW CT	2/22/97
2. NANCY CRAVEN	12212 WOODLAWN CT	2/22/97
3. M ROZA	3 Sheenmontan Ct	2-23-97
4. Guss Craven	7 RR	2/24/97
5. Jay Heger	12330 Barcrest Drive 21136	2/24/97
6. [Signature]	20 Cornedale Ct 21117	2/25/97
7. John M. [Signature]	20 Birch Bank Ct.	2/25/97
8. Angelique Hamilton	21K Shasta Cir 21117	2-25-97
9. Ann Harrison	11016 Reisterstown Rd 21117	02-25-97
10. Bernard Lygell	20 Overhill Ct. Camp Hill 21117	2/25/97
11. Deborah Ford	11500 Cranridge Owings Mills	2/25/97
12. Stacy Farman	11501 Cranridge - Owings Mills	2-25-97
13. Joshua Defazio	11419 Cranridge Dr OM	2/25/97
14. [Signature]	16 Hazards Ct 21117	2/25/97
15. [Signature]	11409-J Cranhill Dr 21117	2/25/97
16. Barbara Cohen	4816 Stone Shop Circle 21117	2/25/97
17. Colleen Swanson	11 Hiawatha Ct 21117	2/25/97
[Signature]	434 Flint Hill Owings Mills	2/25/97

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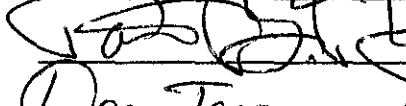
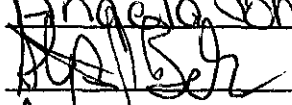
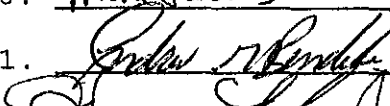
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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Robert Bradford	4913 Park Heights Ave 21215	2/22/97
2.	Andrea Campbell	37-D Tahoe Circle	2/22/97
3.	THEODORE PAULSEN	17 MORROW Ct	2/22/97
4.	SHAROL PAULSEN	17 MORROW Ct	2/22/97
5.	BRUCE CRAVEN	12212 WOODLUES Ct	2/22/97
6.	J. TIMOTHY DOBSON	325 Gwynnbrook Ave	2/22/97
7.	ANN BUCALO	148 PITTSTON CIRCLE	2/22/97
8.	Gyle Streimer	3743 Springdale lane	2/22/97
9.	Carathia A. Potter	203 TACHCAPE Circle	2/22/97
10.	Dale Troll	8642 Saxon Circle	2/23/97
11.	MARK MedFORD	3500 wedgewood CT	2-23-97
12.	Paul Griffith	893 Gordon O	2-23-97
13.	Michelle Sherry	20 Bradbury Rd.	2-23-97
14.	Maureen Egan	11 Bradbury Rd	2/24/97
15.	Philip Burns	1 Chanery ct	2/24/97
16.	Derek DuBois	314 Bluegrass Lane Hampstead Rd	2/24/97
17.	George Rayburn	11202 Garrison Forest Rd	2-24-97

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1.	Pamela Steg	1707 Greenspring Ave	2/21/97
2.	Franklyn Scott	3815 Devedale CT	2/21/97
3.		951 JOSHUA TREE COURT OWINGS MILLS.	2/21/97
4.		19 DEERIDGE CT O.M.M.D.	2/11/97
5.	Don Townsend	618 Wilton Rd.	2/20/97
6.	Wayne Patton	20 Richmar RD	2/22/97
7.	Sandra Norton	20 Richmar RD	2/22/97
8.	Angela Johnson	1637 Esstowne Cir	2/22/97
9.		643 STEELE RD	2/21/97
10.	Mike Stevens	12117 Falkner	2/21/97
11.			2-22-97
12.	Harry H...	6516 Freedom Ave	2-22-97
13.	Ray Sharp	989 Reisterstown Ave	2-22-97
14.	Cherienne Luvac	Spectator Ln.	2/11/97
15.	Will S. Scarpent	719 Windhill Dr.	2/21/97
16.	Bert W. Cohen	10807 Barnard Rd	2/21/97
17.	T. Jefferson	9 Deeridge Ct	2/22/97

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1.	Frank Aellen	Green Mountain Ct	2-21-97
2.	Linda J. Jett	meadowland drive	2/21/97
3.	Becky & Polly	319 Hany Hill Rd 21136	2/21/97
4.	James D. Sheehan	804 LYNNWOOD RD. 21090	2/21/97
5.	Dante Brightwell	39 DEERLODGE CT	2/21/97
6.	Calvin B. Whiffell Jr.	11529 Garrison Forest Dr	2/21/97
7.	Catherine Starker	4618 Tema Rd.	2/21/97
8.	Bob Beckwith	1016 Park Ridge Dr. 21071	2/21/97
9.	Louise J. Lee	12359 Bonfield Dr. 21136	2/21/97
10.	Calvin White	3621 West 84th Rd. 21207	2/21/97
11.	Keenen Matthews	5515 Minnoka Ave	2/21/97
12.	Eric Zanowski	4 Tentmaker Ln.	2-21-97
13.	J. Dean	9 Supreme Cir	2/21/97
14.	TODD FRANKLIN	42 PENNYFALLS PL	2/21/97
15.	Charles L. Mack Jr.	5937 Haverwood	2/21/97
16.	Ray H. Hays		2/21/97
17.	Kelvin Cuffy	9783 Reistertown Rd.	2/21/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	W H Cooke	10 Box 116 Brooklandville Md 21022	2/21/97
2.	Gus Chacon	45 RIDGELAWN RD. REISTERSTOWN MD, 21136	2/24/97
3.	Jackie Denkos	10205 Jensen La Owings Mills MD 21117	2/1/97
4.	Eric Duda	3005 WELLS AVE 21219	2-21
5.	M. Lytle	6300 Summercrest Dr Col MD 21115	2/21/97
6.	James Miller	3204 Mary Ave. 21214	2/21/97
7.	Stephen	607 Sierra Circle	2/21/97
8.	John	216 Medpine Ct 21117	2/21/97
9.	Dee Hagan	215D Preston Ct. 21228	2/21/97
10.	R C Gurn	4310 Flint Hill Dr #202 OM 21117	2/21/97
11.	Allyl Myles	7906 J Valley Manor Rd OM 21117	2/21/97
12.	James Faden	10130 S. Duffield 21117	2/21/97
13.	Freeda Sam	8304 Densmore Cir. 21220	2/21/97
14.	John Hollingsworth	Westminster	
15.	John R. [unclear]	709 Medinah Cir	2/21/97
16.	John [unclear]	P.O. Box 3381 Crofton Md 21114	2/21/97
17.	Alice Flora	15 Greenmountain Ct 21117	2/21/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Sean Keyser	Bitterroot Ct.	2-21-97
2.	Yelena Batrakov	12 Deer Lodge Ct	2-21-97
3.	Donna Willy	57 Weber Ave	2-21-97
4.	Jeff Jones	8625 MANORFIELD RD	2-21-97
5.	Ray Moser	18 Bradbury Rd	2-21-97
6.	Doreen Hunter	54 Laurel Gate Ct	2-21-97
7.	Neil Wilkins	18 Centwright Ct	2-21-97
8.	Larry Mason	5800 Cedonia	2-21-97
9.	Bruce Mason	5800 Cedonia	2-21-97
10.	Ginny Ross	8201 Wilson Ave	2-21-97
11.	Cathy Pees	16 Centwright Ct	2-21-97
12.	Dice Clark	9201 Kingship Ct	2-21-97
13.	Glenn Donnell	92 Trailwood Ct	2-21-97
14.	Suzanne Green	6 Bentley Way	"
15.	Walter Moser	44 Bitterwood Ct	21 FEB 97
16.	Adam Kerbel	4 Huntmeadow Ct	2/21/97
17.	Mr. Rogers	Fairhill Ave	2/21/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Hse Ruapohy	6 Quantersense Ct, Owings Mills	2.21.97
2.	Dennis Manslow	9835 Longview Dr. Ellicott City, MD	2/21/97
3.	Greg Holt	127 Maybin Cir Owings Mills Md	2/21/97
4.	Charles Webb	2762 Va. Ave Belts MD	2/21/97
5.	Geoffie Brudshaw	2002 PARK AVE	
6.	Dave Ford	4010 Biddison Ln	2/21/97
7.	James W	1 Haines Ct	2-21-97
8.	Mike Wilson	27 McWILSON LN	2-21-97
9.	G. Kable	1181 Booth Bay Harbour	2-21-97
10.	Joe Long	39 Kingsley Rd 21111	2-21-97
11.	Mike Keener	791 Seawall Rd Cr 21221	2-21-97
12.	Rollins Brown	123 S. Ritters LA 21117	2.21.97
13.	John	8813 Stone Ridge Cr 21208	2/21/97
14.	John	2317 Mellow Ct 21209	2/21/97
15.	Harold & Mary	9064 Lescoe 21213	2/21/97
16.	William W	32 Broadway Rd	2/21/97
17.	Ra Blin	4174 Rossmore Rd 21161	2/21/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Steve Morrill	5226 Byerly Rd	2-20-97
2.	Ken Davis	4861 Reisterstown Rd	2-20-97
3.	Wally Field	McDonough School	2-20-97
4.	Chris Vice	41 E TAHOE Circle	2-20-97
5.	John Volk	O.M.	2-20-97
6.	Elefanti	58 Caraway Rd	2/20/97
7.	Bob Ry	1816 CARSINS Ave Rd.	2-19-97
8.	TOM CASCIO	7402 Longfield Dr.	2-20-97
9.	Pet J. H.	411 LORRAIN Rd.	2-20-97
10.	Alvin Morris	4106 W. Forest Park Ave.	2-20-97
11.	YVETTE VARBEROUGH	15 HIAWATHA CT	2-20-97
12.	Paul Peters	78 Gwynn Oak Pl	2-20-97
13.	Harry Dokels	O.M.	2-20-97
14.	Kevin L. Hardy	4805 Gwynn Oak Ave	2-20-97
15.	F. W. W.	276 Overleaf ARNOLD MD 21012	"
16.	Matt Schwartz	RFB Motor Cars, Inc.	2-20-97
17.	Linda J. Berry	3844 Hudgate Rd	2/20/97

Survey - 10301 Reistertown Road

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Alfred Rucker	3213 Bethou James Pl.	2-19-97
2.	Zachael Dorn	143 South Bellows Lane	2/19/97
3.	FRED M F P UMa -1 23		2/19/97
4.	GEORGE BARRY	1212 MING AVE	2/20/97
5.	DANIEL BRYN	644 St Georges station Rd	2/20/97
6.	Deane Smith	5121 Queensbury Rd	2/20/97
7.	Dawn Kallinaka	3 woodhome Ct Apt 6 OM	2-21-97
8.	John Venton	35 Stranham Rd. Apt 2B	2-20-97
9.	John 12th		2/20/97
10.	MATT STEAN	5 Pleasant Ridge Dr.	2-20-97
11.	Branden Cluborn	203 Poplar Ridge #23	2-20-97
12.	Edie Wilder	307 Wembley	2-20-97
13.	Elleni Zwerdu	27 BROOKBURY ^{#C1}	2/20/97
14.	Dom JUGANS	1344 KENTON RD. BALD,	2/20/97
15.	Wm J. Thompson		2/20/97
16.	Joe Garry	35 Stranham Rd. Apt 2B	2/20/97
17.	Eric Wilder	307 Wembley Rd.	2-20-97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Frances Malle	Rosewood Lane	2-19-97
2.	Adriana	4142 Amy Foster Rd	2-19-97
3.	Gwen Jenkins	8 Bitterroot	2-19-97
4.	Jeepie Chapple	924 Cole Ridge Rd	2-19-97
5.	Herbert Johnson	1334 N. Carey	2-19-97
6.	Kim Simpson	5653 Lightspan Lane	2-19-97
7.	Earlene Hall	3715 Brenbrook Dr.	2-19-97
8.	[Signature]	2406 Sellers Fd Rd.	2-19-97
9.	Edgerton Setchong		2-19-97
10.	Cheryl Marion	8 Sierra Cir	2-19-97
11.	Theresa Morcan	11433 CROWRIDGE DR	2-19-97
12.	Ann D. Davis	4708 Bonnie Bone Rd	2-19-97
13.	James E. [Signature]	800 Fell Rd	2-19-97
14.	Dave Spearman	3749 Ashley Way	2-19-97
15.	Debbie Gore	11911C Tarragon Rd.	2-19-97
16.	Joe Meyers	107 Lakewood Ave	2-19-97
17.	Amey [Signature]	3 Cedar Rd	2-19-97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	204 3284	13 WOODBRIG Warren & only	2-19-97
2.	Michael Curtis	10 Deer Lodge CT	2/19/97
3.	Jean M. Cole	6 Tricount Ct. 3A	2-19-97
4.	Mary Laws	3 Rosemary Way	2-19-97
5.	Ream Lounz	20 Broadbury Rd.	2-19-97
6.	Thomas Lounz	50 Broadbury Rd	2-19-97
7.	Marjorie Kilgore	20 Broadbury Rd.	2-19-97
8.	Barbara J. Andox	2720 Gwynn's HORE AVE.	2-19-97
9.	Joy B. Long	3454 Gardendale AVE	2-19-97
10.	Jillan Ross	3454 Reisterstown RD	2-19-97
11.	DIANE M. KING	135 WILLOWBEND DR.	2-19-97
12.	MIKE HESS	3805 TABOR RD	2-19-97
13.	ALEXIS WELLS	8520 LUCENT Rd	2-19-97
14.	Kim Maria Nelson	3217 Hamilton Ave	2-19-97
15.	Alice Bushkows	6 Loop Dr PA Haverov	2/19/97
16.	Joanne Knox	12 Deer Lodge ct.	2/19/97
17.	Melvin Cameron	114 MAYBRO CIRCLE	2/19/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	John A. Zorow	5771 Northham Rd	2-19-97
2.	George Ashby	4223 Wynn St	2-19-97
3.	Devin Spink	9316 Cabot Ct. Laurel Md	2/19/97
4.	Monette L. Laine	634 W. Kingsway Rd.	2/19/97
5.	Jason Mazza	16 Skidmore Ct	2-19-97
6.	Ken P. Brown	1073 Eastland	2/18/97
7.	Darby Shipley	8 Fox Row	2/19/97
8.	Joseph Kenny	3513 Hillsmere Rd	2/19/97
9.	Sharon Montgomery	3 Tahoe Cir	2/14/97
10.	Patricia Harrison	103 Negapat St	2/19/97
11.	Randy Kline	4409 Belvedere Lane	2/19/97
12.	Mike [unclear]	606 Ballpark Ct.	2/19/97
13.	John E. [unclear]	10246 Newmarket	2/18/97
14.	Wes Johnson	0 Wigg Mill Rd	2-19-97
15.	Victor Hughes	Rosewood Lane	2-19-97
16.	Wendy Andrews	Rosewood Lane	2-19-97
17.	Esther Barnett	Rosewood Lane	2-19-97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Michael Johnson	2312 Reisterstown Rd.	2/21/97
2.	Loftin	26510 W. L. King Rd.	2-21-97
3.	Teff Bese	26 Danden Ct	2-21-97
4.	Carl Kriepel	127 ALLGATE Rd	2-21-97
5.	L Gilbert	27 Cue Ct	2/21/97
6.	P.S. DiSana	11436 Cron Hill Drive	2/21/97
7.	Larry Bacon	39 Deerkodge Ct	2/21/97
8.	Nathanial	Hoghe Rd	2/21/97
9.	Walt King	848 Century St	2/21/97
10.	Barb Evans	36 Kinkley Dr.	2-21-97
11.	Diane Long	27 Tala Ct.	2/21/97
12.	Robert Upes	10445 Rd	2/21/97
13.	Mary Bessler	4929 Du Park Rd	2/21/97
14.	K. Ambrose	11436 Cron Hill Dr	2/21/97
15.	A. Flisak	221 Dimes Rd	2/21/97
16.		12 Timberline Ct	2/21/97
17.	Kare Gummere	2520 Westville	2/21/97

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<u>Name</u>	<u>Address</u>	<u>Date</u>
1. Candy Soyker	Stahoe Cir A	2/20/97
2. Michael Burke	18 Weygate Court	2/21/97
3. Amy B. Thompson	1145 White Coral Ct	2/21/97
4. Louise Morgan	5025 Tinsdale Ave	2/21/97
5. Tracey Shrey	4625 Huntz Ct.	2/21/97
6. Theresa Wynn	16000 Ct O.M. Md 21117	2/21/97
7. Lib Smith	2401 Appleloss Way	2/21/97
8. H. Valeri Pictorato	11001 Orange Mill Rd.	2/21/97
9. Neil Shuford	28 Old Creek Ct O.M. Md 21117	2/21/97
10. Will Sherd	647 Calhoun Place Res 21136	2-21-97
11. Ruby Kipp	3626 Lockman Dr	Baltimore 2/21/97
12. Ken	6715 Birtion Ave	Balto 2/21/97
13. James P. Malone	5-7 Taber Cir	Owings Mills 2/21/97
14. Yvonne Tuck	429 Reistertown Rd.	2-21-97
15. James P. Malone	1855 Bk Ct Owings Mills MD	2-21-97
16. My	9310 Court St	2-21/97
17. Wendelin C. Allard	3536 Clemont Ave 21213	2-21-97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Mr. DeBartolo	629 W. Bon Ave.	2/21/97
2.	Sam Spoley	6286 Ankerston Columbia	2/21/97
3.	Pat	7001 11 Donnanway Baltimore	2/21/97
4.	Vic Satterfield	215 Windhill Dr Pinnings Mills	2/21/97
5.	John Milinovich	29 Broadway Rd Twings Mills	"
6.	DAVID PETERSON	617 ST GEORGE'S ST. RD	2/21/97
7.	Ginny Foxright	900 Mortimer Ave Balt	2/21/97
8.	Angela Lightner	2212 W. North Ave Balto.	2/21/97
9.	Leif Brn	21 Talon	2-21-97
10.	Dusep Hgo	38 Battistia ct Baltimore 21277	2-21-97
11.	Betty Beale	2561 Robb Ave	2-21-97
12.	Lois Jackson	51 Merion Ct	2-21-97
13.	Cecil Chase	125 Tollgate Rd	2/11/97 2/21/97
14.	James Knos	2352 Robb Ave	2-21-97
15.	Kelly Thompson	6 Bettercrest Ct apt B	2/21/97
16.	Ed Amey	3 High Side Court	2/21/97
17.	Bill G	11001 Daisy Mills Blvd	2/21/97

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	NEWMAN Bucken	218 Edgewood St	2-20-97
2.	Colleen Huberman	47 Latimore Way, 21117	2-20-97
3.	Jan I. Davis	1524 Chilworth Ave 21220	2-20-97
4.	David M. Boyce Jr.	5942 Lillian Ave 21206	2-20-97
5.	Richard Brown	4128 Bayfield Ave 21215	2-20-97
6.	Cynthia Senger	11404 Crombridge Dr.	2-20-97
7.	[Signature]	4 Demel Court ^{DM} 21117	2-20-97
8.	Kelly Friedman	4 Demel Court ^{DM} 21117	2-20-97
9.	RT Becker	8989 HANCOCK DR	2/20/97
10.	Keith M. Bra	1296 Grant Ct 21117	2-20-97
11.	John Z. [Signature]	2018 Hartman Av.	2-20-97
12.	Deirdre Rine	3031 West Belvedere Ave 21281	2-20-97
13.	[Signature]	6520 Freedom Ave. Sykesville MD	2-20-97
14.	Sharon Klein	14520 Farney Rd Sykesville, MD	2-20-97
15.	[Signature]	Rolling Rd.	2-20-97
16.	Patricia Warduff	7505 Twin Creek Ct.	2-20-97
17.	Andy Ross	8201 Wilson Ave	2-20-97

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1.	DRU Hoffman	19 Hiawatha Ctr	2/20/97
2.	James J. J. J.	1820 HANSTAD MARCO RD	2/20/97
3.	Walt E. Jones Sr	2829 OFFUTT RD	2/20/97
4.	Ben T. Ke	299 WINTERBERRY LN	2/20/97
5.	James J. J. J.	3906 GARRISON	2/20/97
6.	Robert J. Jones	25 Third Ave 21227	2-20-97
7.	W. J. Jones	9714 Delford Rd	2/20/97
8.	Al Calender	45 Shook 21117	2/20/97
9.	Swan Kanaw	Long Lake	2/20/97
10.	Tom Moe	1809 WILFORD RD 21239	2/20/97
11.	Ben Able	205 BOND AVE 21136	2/20/97
12.	Arthur Bradley	8246 Church Lane	2/21/97
13.	Robert Brooks	4205 STAR CIR	2/20/97
14.	John D Cox	23 Pleasant Hill Rd	2/11/97
15.	Blady H. Cox	23 Pleasant Hill Rd	2/11/97
16.	For 1020	234 Highmeadow Rd Reist. Md. 21136	
17.	Kevin Morris	605 Canorton Rd Balt. 21220	

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1.	Hubert M. Binkley	7 Deer Lodge Ct Owins Mills Md	3/7/97
2.	Stewart Hollman	18 Hiawatha Ct	3-8-97
3.	Rena Jefferson	8 Bierka Ct	3/9/97
4.	Anthony Haetsfield	"	3/9/97
5.	J. Wilks	P O Box 494	3/10/97
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1.	BROOKHILL	3100 ORLANDO AVE	3/7/97
2.	Michael G	12362 BONCREST	3/7/97
3.	Byron Lepper		
4.	Paul S O'Sena	11436 Crown Hill	3/7/97
5.	Robert Martin	10347 Reisterstown Rd	3/8/97
6.	Donald H. Kuhl	10227 S. Duffield Rd	3/8/97
7.	Ruby Cunningham	4-C Tahoe Cir	3/8/97
8.	Clark Barr	10 Romney Ct. om.	3/8/97
9.	Samuel K	11980 Longlake Drive	3/8/97
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Petitioner's
Exhibit 2

97-313-SPHA
(photographs)









